

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Jackson**

State: **MI**

PJ's Total HOME Allocation Received: **\$6,717,968**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State: 20			
% of Funds Committed	99.33 %	93.18 %	4	95.51 %	82	86
% of Funds Disbursed	89.30 %	84.60 %	9	87.58 %	52	52
Leveraging Ratio for Rental Activities	0.88	3.19	14	4.86	19	14
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	86.97 %	1	82.17 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	86.67 %	69.71 %	5	71.17 %	73	77
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	67.53 %	87.63 %	19	81.54 %	17	14
% of 0-30% AMI Renters to All Renters***	38.96 %	52.87 %	15	45.68 %	0	36
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	96.10 %	97.66 %	13	96.19 %	31	30
Overall Ranking:			In State:	14 / 20	Nationally:	45 42
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$9,104	\$26,833		\$27,510	77 Units	16.40 %
Homebuyer Unit	\$10,312	\$17,454		\$15,239	269 Units	57.20 %
Homeowner-Rehab Unit	\$18,271	\$22,935		\$20,932	124 Units	26.40 %
TBRA Unit	\$0	\$5,531		\$3,121	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$16,713	\$56,013	\$25,172
State:*	\$78,736	\$74,329	\$19,561
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	2.9 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	60.0	66.5	69.4	0.0
Black/African American:	34.7	23.0	28.2	0.0
Asian:	0.0	0.4	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.3	1.1	0.0	0.0

ETHNICITY:

Hispanic	4.0	3.0	1.6	0.0
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HOUSEHOLD SIZE:

1 Person:	28.0	19.0	30.6	0.0
2 Persons:	30.7	27.5	18.5	0.0
3 Persons:	14.7	24.5	23.4	0.0
4 Persons:	17.3	14.9	16.1	0.0
5 Persons:	6.7	5.6	9.7	0.0
6 Persons:	1.3	2.2	1.6	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	1.3	0.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	41.3	25.7	27.4	0.0
Elderly:	2.7	1.1	9.7	0.0
Related/Single Parent:	41.3	43.9	30.6	0.0
Related/Two Parent:	9.3	17.5	29.0	0.0
Other:	5.3	5.9	3.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.0	0.0 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	76.0	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

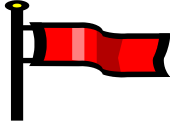
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: MI Group Rank: 45
 (Percentile)
 State Rank: 0 / 0 PJs Overall Rank: 42
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	86.67	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	96.1	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.12	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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